

MINIMUM REQUIREMENTS FOR SITE AND GRADING PLANS

The site and grading plan submitted for all developments shall include as a minimum the following information:

- (a) Location sketch of the development site, including location of existing and proposed improvements to the site;
- (b) Date, North arrow, and a graphic scale of not less than 1" equals 100';
- (c) Established benchmark elevations and location at the site; sites located within flood-plain areas must use USGS datum;
- (d) Location of property lines, existing streets, easements, utilities;
- (e) A copy of the original Certified Survey Map or Plat;
- (f) The location and types of monuments at each corner of the lot;
- (g) Proposed elevations, including proposed ground level at the foundation of any buildings, proposed driveway elevations, and proposed site grading;
- (h) Drainage direction of flow arrows;
- (i) Locations and dimensions of any existing buildings and driveways;
- (j) 100-year flood plain locations and elevations;
- (k) If the development site is larger than 1.5 acres in size, existing elevations of the development site;
- (l) If the development site is smaller than 1.5 acres in size, existing elevations of the development site and of all other sites or parcels located within 50 feet in all directions of the development site;
- (m) Existing drainage patterns in sufficient detail to permit determination of the impact of improvements on the development site on pre-development drainage patterns;
- (n) Ground-at-foundation elevations of all existing buildings within 200 feet of the center of the proposed construction area. For construction areas larger than a 100 foot radius, ground-at-foundation elevations shall be shown for existing buildings located more than 200 feet from the center of construction, within an area determined by adding one additional foot for each foot of construction area radius over 100 feet;
- (o) Setback line locations and distance from property line;
- (p) Proposed erosion control measures.